152.0	0007	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,500 / 770,500
					USE VALUE:	770,500 / 770,500
					ASSESSED:	770,500 / 770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUFFANTE JOSEPH P--ETAL
Owner 2:	ZUFFANTE GUNILLA
Owner 3:	
Street 1:	22 PERKINS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,908 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Aluminum Exterior and 1425 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5908.000	292,700		477,800	770,500
Total Card	0.136	292,700		477,800	770,500
Total Parcel	0.136	292,700		477,800	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.70 | /Parcel: 540.7

Legal Description

User Acct 101017

GIS Ref

GIS Ref

Insp Date 05/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0017.0

!11940!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,900	0	5,908.	477,800	770,700	770,700	Year End Roll	12/18/2019
2019	101	FV	229,600	0	5,908.	447,900	677,500	677,500	Year End Roll	1/3/2019
2018	101	FV	225,900	0	5,908.	370,300	596,200	596,200	Year End Roll	12/20/2017
2017	101	FV	225,900	0	5,908.	340,400	566,300	566,300	Year End Roll	1/3/2017
2016	101	FV	225,900	0	5,908.	310,600	536,500	536,500	Year End	1/4/2016
2015	101	FV	220,300	0	5,908.	304,600	524,900	524,900	Year End Roll	12/11/2014
2014	101	FV	220,300	0	5,908.	283,100	503,400	503,400	Year End Roll	12/16/2013
2013	101	FV	220,300	0	5,908.	269,400	489,700	489,700		12/13/2012

PRINT

Date	Time
12/11/20	02:04:00

LAST REV

Date	Time
11/30/20	14:29:00

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19702-387		3/1/1989		203,500	No	No		Y

USER DEFINED

Prior Id # 1:	101017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1832	Insulate	5,478	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Inspected	BS	Barbara S
4/27/2018	MEAS&NOTICE	CC	Chris C
11/6/2008	Meas/Inspect	355	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5908		Sq. Ft.	Site		0	80.	1.01	9									477,792						477,800	

Total AC/HA: 0.13563 | Total SF/SM: 5908 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 477,792 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424244
Depreciation:	131516
Depreciated Total:	292728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

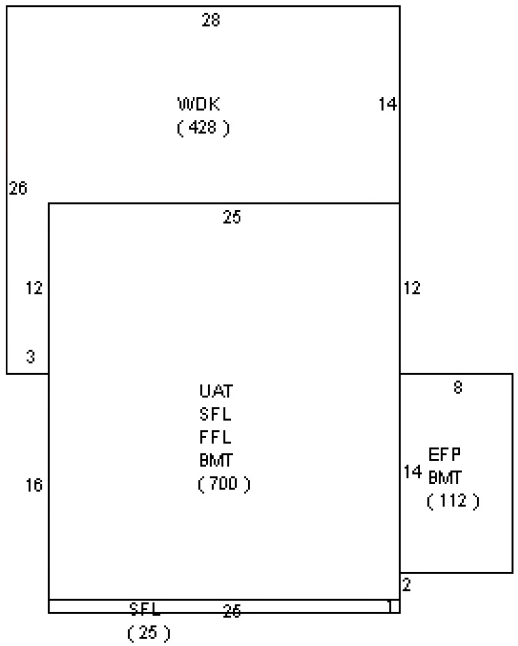
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	196.47
Special Features:	0	Val/Su Net:	99.15
Final Total:	292700	Val/Su SzAd	205.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	812	53.580	43,508
SFL	Second Floor	725	178.610	129,489
FFL	First Floor	700	178.610	125,024
WDK	Deck	428	8.170	3,497
UAT	Upper Attic	175	71.440	12,502
EFP	Enclos Porch	112	50.500	5,656

Net Sketched Area:	2,952	Total:	319,676
Size Ad	1425	Gross Are	3477	FinArea	1425
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc